

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that, the City of Post Falls, a political subdivision of the State of Idaho, whose address is 4008 Spokane Street, Post Falls, ID 83854, "Grantor", for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, do hereby give, grant and convey unto **Avista Corporation**, a Washington corporation, whose address is 1411 East Mission, Spokane, WA, 99220, 408 Spokane Street, "Grantee", the following easements:

1. A perpetual gas utility easement and the right of ingress and egress for the purpose of installation and maintenance of underground gas utilities over the south ten (ten) feet of the north twenty-five (25) feet of the following described property measured from the edge of the south right of way boundary for Hayden Avenue as shown on Exhibit A, attached hereto and incorporated herein by reference, and a temporary construction easement of ten (10) feet measured from the southern edge of the permanent gas utility easement. It is the intent of this permanent gas utility easement to be south of, contiguous with and parallel to an existing sewer utility easement. Said sewer easement being accepted on March 21st of 2008, records of the city of Post Falls.

The property that is subject to this easement is:

The North Half (N1/2) of Section 22, the Northwest Quarter (NW1/4) of Section 23, Township 51 North, Range 5 West, B.M., Kootenai County, Idaho.

Excepting therefrom that portion conveyed to the Spokane Valley Land and Water Company by Deed recorded April 14, 1905 in Book 10 of Deeds, Page 97, records of Kootenai County, Idaho.

Also Excepting therefrom that portion of the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4), conveyed to the United States of America, by Warranty Deed recorded July 24, 1972 in Book 257, Page 645, and re-recorded July 27, 1972 in Book 257, Page 710, records of Kootenai County, Idaho, described as follows:

Beginning at the Northwest Corner of said Section 22 and running thence South 88 degrees 58' East, 475.0 feet along the North line of said Section 22; thence South 01 degrees 14' West, 475.0 feet to a point on the West line of said Section 22; thence North 01 degrees 14' East, 675.0 feet along said West line to the point of beginning.

2. A perpetual gas utility easement and the right of ingress and egress for the purpose of installation and maintenance of underground gas utilities over the south ten (ten) feet of the following described property measured from the edge of the north right of way boundary for Hayden Avenue as it exists on the date of this easement and as shown on Exhibit B, attached hereto and incorporated herein by reference, and a temporary construction easement of ten (10) feet measured from the northern edge of the permanent gas utility easement.

The property that is subject to this easement is:

The Southwest Quarter (SW1/4) of Section 13, Township 51 North, Range 5 West, B.M., Kootenai County, Idaho.

3. A perpetual gas utility easement and the right of ingress and egress for the purpose of installation and maintenance of underground gas utilities. Said easement being over the south 20 feet of the north forty five (45) feet measured from the edge of the south right of way boundary for Hayden Avenue and commencing 1121.68 feet east of the west line of Section 22 at Chase Road and extending east for four hundred feet (400') as shown on **Exhibit C**, attached hereto and incorporated herein by reference, and a temporary construction easement of ten (10) feet measured from the southern edge of the permanent gas utility easement.

The property that is subject to this easement is:

All that portion of the Northwest Quarter (NW1/4) of Section 22, Township 51 North, Range 5 West, B.M., Kootenai County, Idaho.

4. A perpetual gas utility easement and the right of ingress and egress for the purpose of installation and maintenance of underground gas utilities. Said easement being over the south 15 feet of the north forty five (40) feet measured from the edge of the south right of way boundary for Hayden Avenue and commencing 1121.68 feet west of the east line of Section 22 at Idaho Road and extending west for three hundred sixty five feet (365') as shown on **Exhibit D**, attached hereto and incorporated herein by reference, and a temporary construction easement of ten (10) feet measured from the southern edge of the permanent gas utility easement.

The property that is subject to this easement is:

All that portion of the Northeast Quarter (NE1/4) of Section 22, Township 51 North, Range 5 West, B.M., Kootenai County, Idaho.

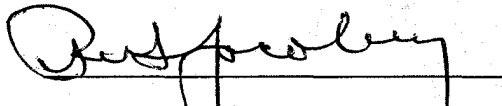
TO HAVE AND TO HOLD said easements as described above for the right to erect, construct, install and lay and thereafter use, operate and inspect, repair, maintain, replace or remove utilities, through the land described above, so long as the same shall be used, operated and maintained as such. The Grantors herein expressly limit the grant and conveyance of this easement to their respective interest, and that of their successors, in that parcel of land over, under, upon and across which said easement lies.

This easement shall run with the land and be binding upon their respective successors, heirs and assigns.


IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed

This 15th day of April, 2014.

CITY OF POST FALLS


Ron Jacobson, Mayor

ATTEST:



Shannon Howard, City Clerk

STATE OF IDAHO

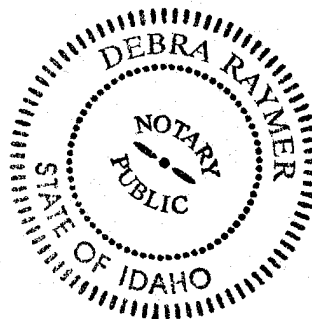
) ss.

COUNTY OF KOOTENAI

On this 15th day of April, 20 14, before me, a Notary Public in and for said State, Ron Jacobson and Shannon Howard, personally appeared, known or identified to me to be the Mayor and City Clerk, of the city of Post Falls, Kootenai County, Idaho, person(s) whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

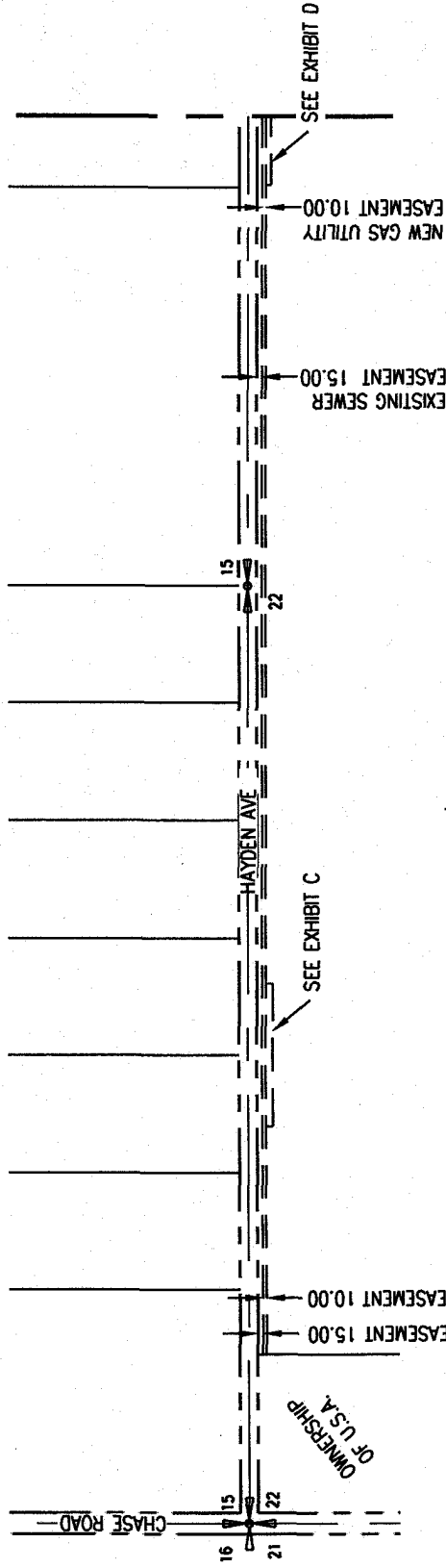

Notary Signature
Notary Public for the State of Idaho

My commission expires: 3-30-15



EASEMENT EXHIBIT A

LOCATED IN THE NORTH HALF OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 51 NORTH, RANGE 5 WEST, B.M., IDAHO, KOOTENAI COUNTY.



500' 250' 0'

SCALE: 1" = 500'

HAYDEN AVE GAS EASEMENT

AVISTA CORP
SPOKANE, WASHINGTON

APPROVED

AS SHOWN 2-4-14

SCALE DATE

DSN TDA CKD

DR TDA NTD

CKD NTD

SHT 1 DATE

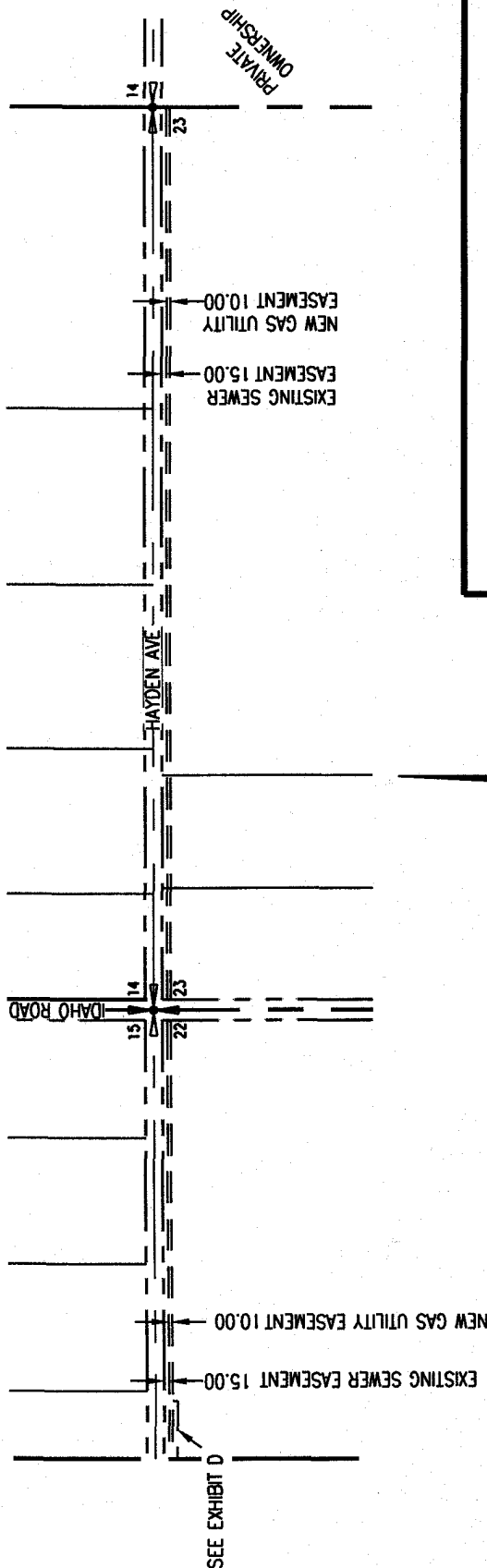
OF 2

NO	DATE	REVISION	BY	CKD

EASEMENT EXHIBIT A

LOCATED IN THE NORTH HALF OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 51 NORTH, RANGE 5 WEST, B.M., IDAHO, KOOTENAI COUNTY.

MATCH LINE, SEE SHEET 1



500' 250' 0'



SCALE: 1" = 500'

HAYDEN AVE GAS EASEMENT

AVISTA CORP
SPOKANE, WASHINGTON

APPROVED

AS SHOWN
SCALE

2-4-14
DATE

DSN TDA CKD

DR TDA NTD

CKD NTD

SHT 2 OF 2

DATE

NO

DATE

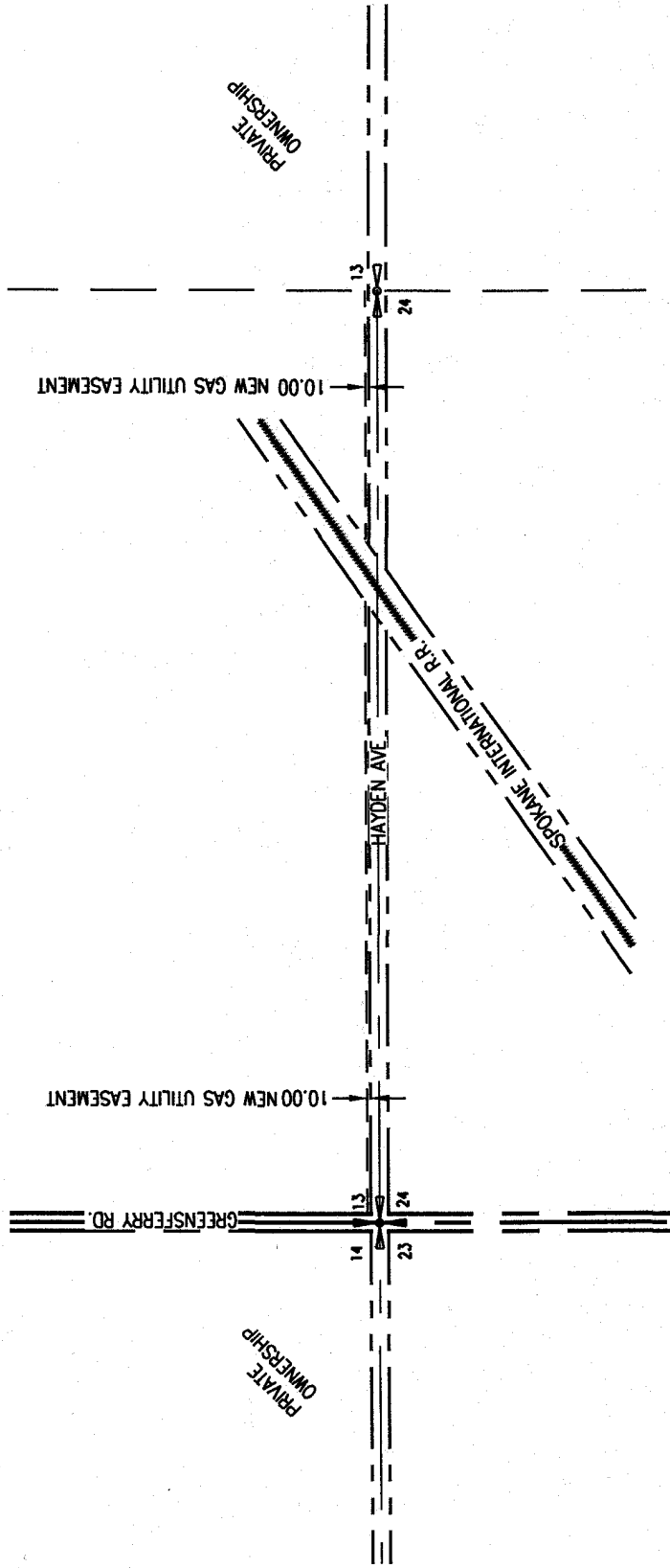
REVISION

BY

CKD

EASEMENT EXHIBIT B

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 13, TOWNSHIP 51 NORTH, RANGE
5 WEST, B.M., IDAHO, KOOTENAI COUNTY.



500' 250' 0'



SCALE: 1" = 500'

HAYDEN AVE GAS EASEMENT

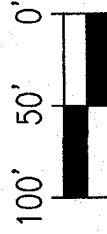
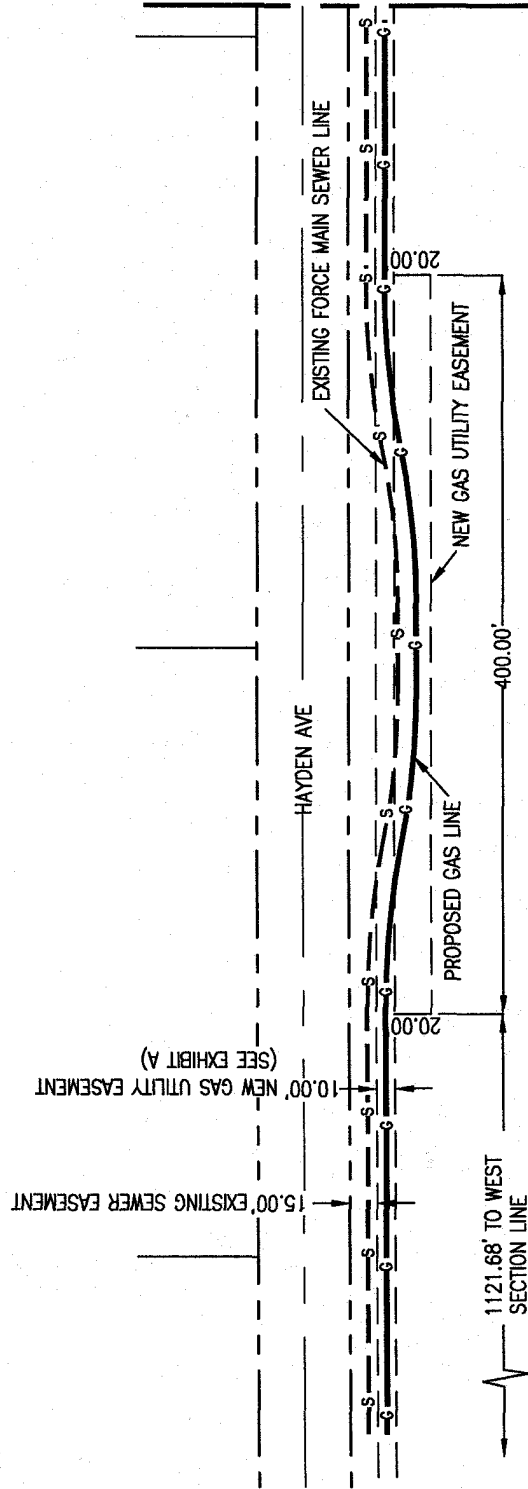
AVISTA CORP
SPOKANE, WASHINGTON

AS SHOWN		2-4-14		APPROVED	
SCALE		DATE		DATE	
DSN	TDA	CKD		SHIT	DATE
DR	TDA	NTD		1	
CKD		NTD		OF	1

NO	DATE	REVISION	BY	CKD
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EASEMENT EXHIBIT C

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 22, TOWNSHIP 51 NORTH, RANGE
5 WEST, B.M., IDAHO, KOOTENAI COUNTY.



SCALE: 1" = 100'

HAYDEN AVE GAS EASEMENT

AVISTA CORP
SPOKANE, WASHINGTON

APPROVED

AS SHOWN
SCALE
DATE

DSN TDA CKD
DR TDA NTD

CKD NTD

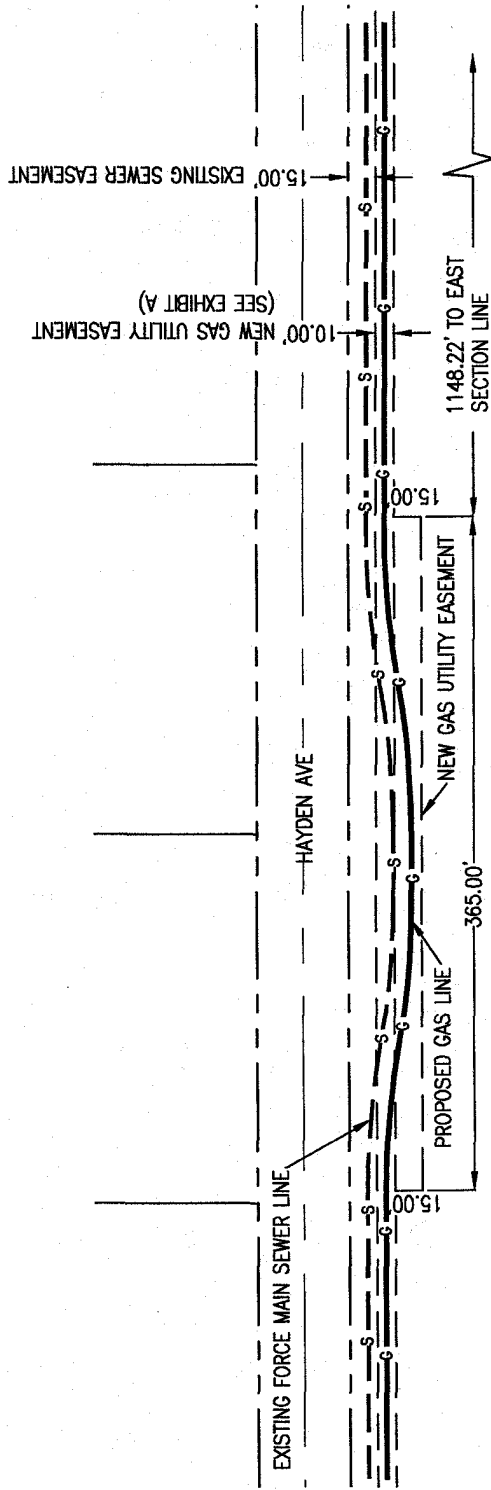
SHT 1
OF 1

DATE

NO DATE REVISION BY CKD

EASEMENT EXHIBIT D

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 22, TOWNSHIP 51 NORTH, RANGE
5 WEST, B.M., IDAHO, KOOTENAI COUNTY.



100' 50' 0'



SCALE: 1" = 100'

HAYDEN AVE GAS EASEMENT

AVISTA CORP
SPOKANE, WASHINGTON

APPROVED

AS SHOWN
SCALE 2-4-14
DATE

DSN TDA CKD
DR TDA NTD

CKD NTD

SHT 1
OF 1

NO DATE REVISION BY CKD